



PLANNING & DEVELOPMENT  
SERVICES DEPARTMENT

## CITY OF FRISCO

GEORGE A. PUREFOY MUNICIPAL CENTER  
6101 FRISCO SQUARE BLVD · 3RD FLOOR  
FRISCO, TEXAS 75034  
TEL 972.292.5300 · FAX 972.292.5388  
WWW.FRISCOTEXAS.GOV

# Memorandum

**To:** Honorable Mayor and City Council Members

**From:** Michael L. Walker, AICP, Senior Planner

**XC:** George Purefoy, City Manager  
John Lettelleir, AICP, Director of Planning & Development

**Date:** October 9, 2008

**Subject:** Public Hearing: Zoning Case Z08-0010, A request to amend Planned Development-169 regarding build-to lines and setbacks on 74.7± acres on the southwest corner of Gaylord Parkway and Parkwood Drive and consider and act to direct staff to prepare an Ordinance of the same. Zoned Planned Development-169-Mixed Use. Neighborhood #35. (Planning & Development Services)

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**Action Requested:** Hold the public hearing on the zoning request and direct staff in the preparation of an Ordinance.

**Background Information:** The applicant is proposing to amend the Planned Development to allow additional setbacks for buildings over four-stories. ***Due to an acreage error on the previous staff report and public hearing notice, this case is being brought back for consideration. The previous zoning case indicated the property contained 71.6± acres. The City Council voted 6-0 to approve the request at their September 2, 2008 meeting.***

**Board Review/Citizen Input:** The Planning & Zoning Commission held a public hearing on the zoning request at their October 14, 2008 meeting and voted 6-0 to approve the request with the conditions outlined in the Planning & Zoning Commission Outcome Memo.

**Alternatives:** The City Council can:

- Approve the zoning request and direct staff to prepare an Ordinance;
- Deny the zoning request;
- Approve the zoning request with conditions and direct staff to prepare an Ordinance; or
- Table for further review.

**Financial Considerations:** Not applicable.

**Legal Review:** Not applicable at this time.

**Supporting Documents:**

- Planning & Zoning Commission Outcome Memo dated October 15, 2008.
- Staff Report with exhibits.
- Location Map.

**Recommendation:** The Planning & Zoning Commission is recommending approval as indicated in their October 15, 2008 Outcome Memo.